

**GREENWOOD COMMON COUNCIL**

**RESOLUTION NO. 17-32**

**A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF  
GREENWOOD AN ECONOMIC REVITALIZATION AREA AND QUALIFYING  
CERTAIN REAL AND PERSONAL PROPERTY IMPROVEMENTS FOR PROPERTY  
TAX ABATEMENT AND SETTING THE TIME AND PLACE FOR A PUBLIC  
HEARING (FEDEX GROUND PACKAGE SYSTEM, INC.)**

WHEREAS, the City of Greenwood, Indiana, recognizes the need to stimulate growth and maintain a sound economy within its corporate limits;

WHEREAS, the Greenwood Common Council further recognizes that it is in the best interest of the City of Greenwood to provide incentives to stimulate investment within the community;

WHEREAS, Ind. Code § 6-1.1-12.1 *et. seq.* provides for a program of real property tax abatement and personal property tax abatement within “economic revitalization areas” (“ERAs”) and provides for the adoption of such a program;

WHEREAS, the Greenwood Common Council desires to establish such an ERA within the City of Greenwood;

WHEREAS, a certain area located on S. Graham Road at the northeast corner of I-65 and E. Worthsville Road in the City has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevented a normal development of property or use of property, and the property has been adjacent to a commercial area without developing for a number of years;

WHEREAS, FedEx Ground Package System, Inc. (“FXG”) is purchasing the real estate described and shown in composite Exhibit A, attached hereto and incorporated herein, and intends to redevelop said real estate as the term is contemplated by Ind. Code § 6-1.1-12.1(5) and requests an economic revitalization area designation;

WHEREAS, FXG intends to develop the real estate described and shown on composite Exhibit A as a package distribution center;

WHEREAS, the City of Greenwood Redevelopment Commission (“Commission”), on March 8, 2016 by Resolution No. 2016-04, designated an area within the City’s corporate boundaries as an Economic Development Area (“EDA”) as defined in Ind. Code § 36-7-14 and designated the a portion of the EDA as an allocation area as defined in Ind. Code § 36-7-14-39;

WHEREAS, Greenwood Common Council tax abatement approval procedure provides that when property is located in an ERA and is also located in an allocation area, an application for property tax deduction as provided by Ind. Code § 6-1.1-12.1 may not be approved unless the Redevelopment Commission, who designated the allocation area, adopts a resolution approving the application for property tax deduction;

WHEREAS, the real estate described in composite Exhibit A, is located in the EDA area designated in Commission Resolution No. 2016-04;

WHEREAS, the Commission reviewed and approved the Application by Resolution No. 2017-16 on October 10, 2017, attached hereto as Exhibit B and incorporated herein;

WHEREAS, Scannell Properties intends to invest approximately \$110,000,000 in the economic revitalization area to construct a new facility to support FXG's package distribution business, and which building will create additional employment positions and additional payroll;

WHEREAS, FXG intends to invest approximately \$100,000,000 in logistical distribution equipment to support the growth of the company’s package distribution business, which will create additional employment positions and additional payroll;

WHEREAS, FXG filed its Statement of Benefits Real Estate Improvements (SB-1 / Real Property) and Statement of Benefits Personal Property (SB-1 / PP) with the City of Greenwood and submitted its Application for Property Tax Abatement, which are attached hereto as part of composite Exhibit A on September 26, 2017; and

WHEREAS, the Greenwood Common Council has reviewed FXG's Statement of Benefits Real Estate Improvements (SB-1 / Real Property) form and Statement of Benefits Personal Property Improvements (SB-1 / PP) form and been otherwise duly advised in the premise;

NOW, THEREFORE, BE IT RESOLVED BY THE GREENWOOD COMMON COUNCIL THAT:

Section 1. The area legally described and shown on the attached composite Exhibit A is found to be an area within Greenwood Common Council jurisdiction and meets the statutory criteria of an Economic Revitalization Area.

Section 2. The area legally described and shown on the attached composite Exhibit A is hereby declared an Economic Revitalization Area.

Section 3. The Greenwood Common Council hereby determines that it is in the best interests of the City to allow deductions under Ind. Code § 6-1.1-12.1-3 on the real estate improvements described and shown in composite Exhibit A, within the said Economic Revitalization Area based on the following findings:

(1) The estimate of the value of the redevelopment is reasonable for projects of that nature.

(2) The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment.

(3) The estimate of the annual salaries of the individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment.

(4) The number of individual opportunities for employment, both temporary and permanent, and the compensation to be paid to employees, along with the value of the acquisition and construction of improvements, create benefits of the type and quality anticipated by the Greenwood Common Council and can reasonably be expected to result from the proposed described redevelopment.

(5) The totality of benefits is sufficient to justify the deductions.

Section 4. The Greenwood Common Council hereby determines that it is in the best interests of the City to allow deductions for FXG under Ind. Code § 6-1.1-12.1-4.5 on the new machinery and equipment described in composite Exhibit A, within the said Economic Revitalization Area based on the following findings:

(1) The estimate of the cost of the new equipment and personal property is reasonable for equipment and property of that type;

(2) The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of the new equipment and personal property; and

(3) The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of the new equipment and personal property;

(4) The totality of benefits is sufficient to justify the deductions.

Section 5. The applications of FXG for Real Property Tax Abatement and Statement

of Benefits Real Estate Improvements (Form SB-1 / Real Property) and Personal Property Tax Abatement and Statement of Benefits Personal Property Improvements (SB-1 / PP) as submitted are hereby approved.

Section 6. FXG shall be entitled to the deductions provided by Ind. Code § 6-1.1-12.1-3 for a period of ten (10) years with respect to the real property improvements according to the following schedule:

Year 1: 80%	Year 6: 45%
Year 2: 80%	Year 7: 35%
Year 3: 80%	Year 8: 25%
Year 4: 70%	Year 9: 15%
Year 5: 55%	Year 10: 10%

FXG shall be entitled to the deductions provided by Code § 6-1.1-12.1-3 with respect to the personal property improvements according to the following schedule:

Year 1: 80%	Year 6: 60%
Year 2: 80%	Year 7: 45%
Year 3: 80%	Year 8: 35%
Year 4: 75%	Year 9: 25%
Year 5: 70%	Year 10: 15%

Both of which are developed in compliance with the projections and plans set forth in composite Exhibit A.

Section 7. In partial consideration of the value of the property tax deductions granted to FXG by the City, FXG hereby agrees and commits to not file any real property tax assessment appeal, review, or other challenge ("Appeal") of the real property tax assessments made for the Real Estate during the time periods for which real property tax deductions are authorized under this Resolution, unless the assessed value of the Real Estate exceeds the total actual investment in the Real Estate (including, but not limited to, the purchase price and the costs of any improvements). In the event the FXG desires to file such an Appeal, FXG shall provide the City with a copy of the Appeal no later than the date the FXG files the Appeal. Violation of the restrictions on and conditions applicable to an Appeal shall permit the City to terminate the property tax deductions authorized under this Resolution.

Section 8. Two (2) copies of the ERA map, are on file in the Office of the Clerk of Greenwood, Indiana and the Common Council directs the Clerk to maintain for public inspection the two (2) copies in the files of the Clerk.

Section 9. Notice of the adoption and the substance of this Resolution and all other disclosures required by Ind. Code § 6-1.1-12.1-2.5 shall be published in accordance with Ind. Code § 5-3-1, which notice shall advise that at the Greenwood Common Council's regularly scheduled meeting on December 4, 2017 at 7:00 p.m., the Council will receive and hear all remonstrance and objections from interested persons, and, having heard and considered same, will act to rescind, modify and confirm, or confirm this Resolution.

Section 10. A copy of the above-referenced notice of adoption and a statement containing substantially the same information as the Statement of Benefits Real Estate Improvements and Statement of Benefits Personal Property included in composite Exhibit A shall be filed with the officers of each taxing unit that has authority to levy property taxes in the geographic area which is hereby allowed deductions at least ten (10) days prior to the public hearing on this Resolution.

Section 11. A copy of this Resolution shall be filed with the Johnson County Assessor's Office and made available at that office for public inspection.

Section 12. The sections, paragraphs, sentences, clauses, and phrases of this Resolution are separable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity, or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and section of this Resolution.

Adopted by the Common Council of Greenwood, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Michael Campbell, President  
Greenwood Common Council

FOR:

AGAINST:

_____	Linda S. Gibson	_____
_____	Ezra J. Hill	_____
_____	Bruce Armstrong	_____
_____	Ronald Bates	_____
_____	J. David Hopper	_____
_____	David Lekse	_____
_____	Michael Campbell	_____
_____	Brent Corey	_____
_____	Charles Landon	_____

ATTEST:

\_\_\_\_\_  
Jeannine Myers, Clerk

The foregoing Resolution passed by the Common Council of the City of Greenwood, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, is presented by me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_.m. to the Mayor of the City of Greenwood.

\_\_\_\_\_  
Jeannine Myers, Clerk

The foregoing Resolution passed by the Common Council of the City of Greenwood, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, is signed and approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_.m. to the Mayor of the City of Greenwood.

\_\_\_\_\_  
MARK W. MYERS, Mayor of the City of  
Greenwood, Indiana

**CITY OF GREENWOOD**

**TAX ABATEMENT**

**APPLICATION**

### **TAX ABATEMENT APPLICATION CHECKLIST**

Please include all of the following documents together at the time of submittal:

- Completed Tax Abatement Application Form
- Completed and Signed Statement of Benefits Form (SB-1 Form)
- Legal Description and Map Depicting Location of Property
- Site Plan and Elevation Renderings of Real Property Improvements
- Copy of Recent Company Annual Report or Equivalent
- Financial Worksheets 1 and 2
- Summary of Tax and Abatement Projections

### **OVERVIEW OF ABATEMENT PROCESS**

There are two different review processes for applications requesting tax abatement within the City of Greenwood. The location of the subject property determines which process is applicable.

If the subject property is located within a designated Economic Development Area (EDA) the applicant must obtain approval from both the Redevelopment Commission and the Common Council.

If the subject property is not within an EDA the applicant must obtain approval only from the Common Council.

Additionally, if a property is not located within a previously created Economic Revitalization Area (ERA), an additional step will be required for a confirmatory resolution and public hearing.

**TAX ABATEMENT PROCESS OUTLINE  
FOR PROPERTIES WITHIN AN EDA**

**\*Redevelopment Commission and Common Council Approval Required**

.....

1. Obtain proper application package from City Legal Department.
2. Submit original and three (3) copies of completed application packet to City Legal Department at least fifteen (15) days prior to regular monthly meeting of Redevelopment Commission (RDC).
3. The Legal Department will promptly distribute completed applications to RDC Commissioners, Common Council members, Mayor, Clerk, and appropriate staff. A cover letter listing the complete meeting schedule will accompany the application packet.
4. Applicant shall make its presentation to the RDC on the scheduled meeting date. RDC will make a written recommendation by Resolution on the application to the Common Council. The RDC's recommendation is non-binding on the Common Council.
5. Application will be introduced to Common Council as part of a Declaratory Resolution as per attached schedule. Presentations are welcomed at this meeting.
7. First reading by Common Council on the Declaratory Resolution and first vote by the Common Council. If the application receives a negative vote on the first reading the application shall be deemed denied. If positive, the application shall be scheduled for second reading.
8. Second reading by the Common Council on the Declaratory Resolution. If negative, the application shall be deemed denied. If positive, the application for abatement shall be deemed preliminarily approved. Notice of public hearing shall be published.
9. Public hearing shall be held by Common Council on a Confirmatory Resolution. After conclusion of the public hearing the Common Council may act to confirm their approval. If negative, the confirmatory resolution is defeated and the application is denied. If, positive, the confirmatory resolution is adopted and the application approved. Please note: If the property is within an existing ERA (this is different from an EDA) this step is not required.

\*\*The Common Council may, by a 2/3 vote, suspend the rules through one meeting.

\*\*The Common Council may, by unanimous vote, suspend the rules through two meetings.



**TAX ABATEMENT PROCESS OUTLINE  
FOR PROPERTIES OUTSIDE AN EDA**

**\*Only Common Council Approval Required**

- .....
1. Obtain proper application package from City Legal Department.
  2. Submit original and three (3) copies of completed application packet to City Legal Department at least fifteen (15) days prior to regular biweekly meeting of the Common Council.
  3. The Legal Department will promptly distribute completed applications to Common Council members, Mayor, Clerk, and appropriate staff. A cover letter listing the complete meeting schedule will accompany the application packet.
  4. Application will be introduced to Common Council as part of a Declaratory Resolution as per attached schedule. Presentations are welcomed at this meeting.
  5. First reading by Common Council on the Declaratory Resolution and first vote by the Common Council. If the application receives a negative vote on the first reading the application shall be deemed denied. If positive, the application shall be scheduled for second reading.
  6. Second reading by the Common Council on the Declaratory Resolution. If negative, the application shall be deemed denied. If positive, the application for abatement shall be deemed preliminarily approved. Notice of public hearing shall be published.
  7. Public hearing shall be held by Common Council on a Confirmatory Resolution. After conclusion of the public hearing the Common Council may act to confirm their approval. If negative, the confirmatory resolution is defeated and the application is denied. If, positive, the confirmatory resolution is adopted and the application approved. Please note: If the property is within an existing ERA (this is different from an EDA) this step is not required.

\*\*The Common Council may, by a 2/3 vote, suspend the rules through one meeting.

\*\*The Common Council may, by unanimous vote, suspend the rules through two meetings.



**APPLICATION FOR PROPERTY TAX ABATEMENT  
CITY OF GREENWOOD**

**Organization/Entity Requesting Abatement**

Name: FedEx Ground Package System, Inc.

Address: 1000 FedEx Drive

City: Moon Township State: PA Zip: 15108

Primary Contact: Debbie Dillinger Title: Executive Advisor - FedEx Services

Phone: 412-859-5089 Email: debbie.dillinger@fedex.com

**Property Owner (if different)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Contact: \_\_\_\_\_ Title: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Description of Project**

Project Location/Address: S. Graham Road, Greenwood, IN

Parcel Number: Please see attached parcel list (Attachment A) and map.

Brief Description of Project: FedEx Ground Package System, Inc. (FXG) proposes

to build and own a new 608,000 SF distribution center on approximately 237 acres at the NE corner

of I-65 and E. Worthsville Road. FXG would create approximately 455 total jobs (80 full-time and

375 part-time) within 4 years of project completion as a result of the proposed project.

Current Zoning of Property: I-1

Current Assessed Value of Property:

Land: \$1,426,800

Building: \$3,207,500

Inventory: \$0

Equipment: \$0

Brief Company History: The company was founded in 1985 as RPS, then rebranded to FedEx Ground (FXG) in 2000. FXG, which is headquartered in Pittsburgh, PA, provides cost-effective, small-package shipping throughout North America, including dependable business-to-business delivery and convenient residential service. FXG's workforce of more than 95,000 team members handles more than 7.5 million packages on average each day. FXG operates 36 ground hubs, 31 FedEx SmartPost distribution centers and over 500 pickup/delivery stations in North America.

**Project Details**

Requested Abatement: 1) Real Property 2) Personal Property 3) Both  
4) Vacant Building

Length of Abatement Requested: 10 years

Abatement Schedule Requested: 1) Standard 2) Custom (please attach)

Type of Facility: Distribution Center

Facility Size (Sq. Ft.): Approx. 608,000 Site Size (acres): Approx. 237

Will Real Estate be Leased or Purchased: Purchased

Anticipated Closing Date: January 2018

Projected Construction Start Date: Spring/Summer 2018

Projected Operations Start Date: June 2020

Project will be: (a) new company (c) relocation in Indiana  
(b) new expansion (d) relocation from out of state

Will project be developed in stages: (a) yes (b) no

If yes, explain: The proposed site plan includes the potential for a future expansion on the project site. However, the expansion is not included in this application and has not been approved by FXG. Any future expansion on the project site beyond what is contemplated by this application is contingent upon FXG's internal review and approval process, including the evaluation of alternative project sites.

What are the projected investments and jobs goals?

Real Estate: \$49,000,000 (developer's cost)  
Improvements: \$110,000,000 (developer's cost)  
Machinery/Equipment: \$100,000,000  
Jobs Retained: N/A  
Jobs Created: 455 (80 full-time and 375 part-time) within 4 years of project completion

If applicant is a corporation:

What is the State of incorporation: Delaware  
In what states is the corporation licensed to do business: All states.

Which approvals or permits will this project require?

(a) Zoning change (e) Variance  
(b) Annexation (f) Special exception  
(c) Plat approval (g) Building permit  
(d) Development plan (h) Other \_\_\_\_\_

Will additional public facilities/infrastructure be required? 1) YES 2) NO

If yes, please describe and state who is installing: \_\_\_\_\_  
The required infrastructure improvements (road widening/surfacing, signalization, utilities - electric, water, sewer, and others) are outlined in the attached plan.

Provide names of any parent, subsidiary, and/or affiliated entities: FedEx Corporation, FedEx Express, FedEx Freight, FedEx Office, FedEx Custom Critical, FedEx Trade Networks, FedEx Cross Border, and FedEx Supply Chain.

Do you have legal counsel:

1) YES

2) NO

If yes:

Firm: Taft Stettinius & Hollister LLP

Contact: Erick Ponader, Partner

Address: One Indiana Square, Suite 3500, Indianapolis, IN 46204

Phone: 317-713-3500; Direct: 317-713-3473

Email: eponader@taftlaw.com

Explain why abatement is necessary for this project: The company is considering many projects across the country and there is significant internal competition for limited capital within the company (both FedEx Ground and FedEx Corporation). Accordingly, FedEx Ground evaluates projects based on projected return-on-investment. The abatement would help improve the proposed project's ROI by offsetting the large capital investment.

## Exhibit A - Res. 17-32

### Summary of Tax and Abatement Projections for Abatement

Duration of Abatement: 10 Years

#### I. Current Conditions:

A. Current Annual Real Estate Taxes:	\$ 652,560
B. Current Annual Personal Property Taxes:	\$ -
C. Combined Total:	\$ 652,560
D. Projected Combined Total:	\$ 652,560

#### II. Projected Conditions Without Abatement:

A. Projected Annual Real Estate Taxes:	\$ 36,889,020
B. Projected Annual Personal Property Taxes:	\$ 10,246,950
C. Combined Total:	\$ 47,135,970
D. Projected Combined Total:	\$ 47,135,970

#### III. Projected Conditions With Abatement:

A. Projected Real Estate Taxes:	\$ 25,730,091
B. Projected Abatement:	\$ 11,158,929
C. Projected Personal Property Taxes:	\$ 4,116,346
D. Projected Abatement:	\$ 6,130,604

#### Projected Total

E. Total Amount Abated:	\$ 17,289,532
F. Total Taxes to be Paid:	\$ 29,846,438

Note: Attached Worksheets

# Exhibit A - Res. 17-32

## CONFIDENTIAL, Property of FedEx

### WORKSHEET NO. 1

(Note: If the requested abatement is for other than the standard 10 year schedule, the Worksheet should be modified accordingly.)

ESTIMATED TAX ABATEMENT IMPACT - 10 Years  
 Project Name: FedEx Ground HUB  
 Location: S. Graham Rd., Greenwood, IN 46143  
 Current Date: September 20, 2017

#### CURRENT

R.E. Tax Rate \$ 2.9277

Land: 236.8 Acres  
 \$ 1,426,800 Assessed Value  
 \$ 23,375 Assessed Taxes Paid  
 Bldg(s): varies Square Feet  
 \$ 3,207,500 Assessed Value  
 \$ 41,881 Assessed Taxes Paid

#### PROPOSED

R.E. Tax Rate \$ 2.9277

Land: 236.8 Acres  
 \$ 49,000,000 Est. Assessed Value  
 \$ 1,434,573 Est. Annual Taxes  
 Bldg(s): 608,000 Square Feet  
 \$ 77,000,000 Est. Assessed Value  
 \$ 2,254,329 Est. Annual Taxes

Mfg. Equipmt. Investment: \$ 100,000,000  
 Non Mfg. Equipmt. Investment: \$ -

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
<b>BUILDINGS</b>											
Abatement Rate:	80%	80%	80%	70%	55%	45%	35%	25%	15%	10%	
Amount Abated:	\$ 1,803,463	\$ 1,803,463	\$ 1,803,463	\$ 1,578,030	\$ 1,239,881	\$ 1,014,448	\$ 789,015	\$ 563,582	\$ 338,149	\$ 225,433	\$ 11,158,929
Taxes Due:	\$ 450,866	\$ 450,866	\$ 450,866	\$ 676,299	\$ 1,014,448	\$ 1,239,881	\$ 1,465,314	\$ 1,690,747	\$ 1,916,180	\$ 2,028,896	\$ 11,384,361
<b>Manufacturing Equipment</b>											
Abatement Rate:	80%	80%	80%	75%	70%	60%	45%	35%	25%	15%	
Amount Abated:	\$ 936,864	\$ 1,311,610	\$ 983,707	\$ 702,648	\$ 614,817	\$ 526,986	\$ 395,240	\$ 307,409	\$ 219,578	\$ 131,747	\$ 6,130,604
Taxes Due:	\$ 234,216	\$ 327,902	\$ 245,927	\$ 234,216	\$ 263,493	\$ 351,324	\$ 483,071	\$ 570,902	\$ 658,733	\$ 746,564	\$ 4,116,346

Taxes w/o Abatement  
 Ten Year Total: \$ 47,135,970

Taxes w/ Abatement  
 Ten Year Total Paid: \$ 29,846,438  
 Ten Year Total Abatement: \$ 17,289,532

**Other Taxes**  
 Increased Taxes on Land  
 After Development: \$ 14,345,730  
 Taxes on New Non Manufacturing  
 Equipment: \$ -  
 Taxes on Inventory: \$ -  
 Ten Year Total Other Taxes: \$ 14,345,730



# Exhibit A - Res. 17-32

## CONFIDENTIAL, Property of FedEx

### WORKSHEET NO. 2

(Note: If the requested abatement is for other than the standard 10 year schedule, the Worksheet should be modified accordingly.)

#### ESTIMATED TAX ABATEMENT IMPACT - 10 Years

Project Name: FedEx Ground HUB  
Location: S. Graham Rd., Greenwood, IN 46143  
Current Date: September 20, 2017

CURRENT	
R.E. Tax Rate \$	2.9277
Land:	236.8 Acres
\$	1,426,800 Assessed Value
\$	23,375 Assessed Taxes Paid
Bldg(s):	varies Square Feet
\$	3,207,500 Assessed Value
\$	41,881 Assessed Taxes Paid

PROPOSED	
R.E. Tax Rate \$	2.9277
Land:	236.8 Acres
\$	49,000,000 Est. Assessed Value
\$	1,434,573 Est. Annual Taxes
Bldg(s):	608,000 Square Feet
\$	77,000,000 Est. Assessed Value
\$	2,254,329 Est. Annual Taxes
Mfg. Equipt. Investment:	\$ 100,000,000
Non Mfg. Equipt. Investment:	\$ -

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
A) Current Land Taxes Paid	\$ 23,375	\$ 23,375	\$ 23,375	\$ 23,375	\$ 23,375	\$ 23,375	\$ 23,375	\$ 23,375	\$ 23,375	\$ 23,375	\$ 233,750
B) Current Building Taxes Paid	\$ 41,881	\$ 41,881	\$ 41,881	\$ 41,881	\$ 41,881	\$ 41,881	\$ 41,881	\$ 41,881	\$ 41,881	\$ 41,881	\$ 418,810
Assessed Value Proposed buildings	\$ 77,000,000	\$ 77,000,000	\$ 77,000,000	\$ 77,000,000	\$ 77,000,000	\$ 77,000,000	\$ 77,000,000	\$ 77,000,000	\$ 77,000,000	\$ 77,000,000	
C) Est. Taxes on Proposed Buildings	\$ 2,254,329	\$ 2,254,329	\$ 2,254,329	\$ 2,254,329	\$ 2,254,329	\$ 2,254,329	\$ 2,254,329	\$ 2,254,329	\$ 2,254,329	\$ 2,254,329	\$ 22,543,290
Abatement Percentage by Year	80%	80%	80%	70%	55%	45%	35%	25%	15%	10%	
D) Taxes Abated	\$ 1,803,463	\$ 1,803,463	\$ 1,803,463	\$ 1,578,030	\$ 1,239,881	\$ 1,014,448	\$ 789,015	\$ 563,582	\$ 338,149	\$ 225,433	\$ 11,158,929
Assessed Value Personal Property	\$ 40,000,000	\$ 56,000,000	\$ 42,000,000	\$ 32,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	
C) Est. Taxes on Mfg. Equipt.	\$ 1,171,080	\$ 1,639,512	\$ 1,229,634	\$ 936,864	\$ 878,310	\$ 878,310	\$ 878,310	\$ 878,310	\$ 878,310	\$ 878,310	\$ 10,246,950
Abatement Percentage by Year	80%	80%	80%	75%	70%	60%	45%	35%	25%	15%	
D) Taxes Abated	\$ 936,864	\$ 1,311,610	\$ 983,707	\$ 702,648	\$ 614,817	\$ 526,986	\$ 395,240	\$ 307,409	\$ 219,578	\$ 131,747	\$ 6,130,604
E) Est. Property Taxes on Developed Land	\$ 1,434,573	\$ 1,434,573	\$ 1,434,573	\$ 1,434,573	\$ 1,434,573	\$ 1,434,573	\$ 1,434,573	\$ 1,434,573	\$ 1,434,573	\$ 1,434,573	\$ 14,345,730
E) Est. Taxes on New Non Mfg. Equipt.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
E) Est. Taxes on Inventory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
F) Taxes on Existing Personal Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
X) CURRENT TAXES (A+B+F)	\$ 65,256	\$ 65,256	\$ 65,256	\$ 65,256	\$ 65,256	\$ 65,256	\$ 65,256	\$ 65,256	\$ 65,256	\$ 65,256	\$ 652,560
Y) EST. TAXES <u>WITHOUT</u> ABATEMENT (B+C+E+X+F) <sup>(1)</sup>	\$ 4,859,982	\$ 5,328,414	\$ 4,918,536	\$ 4,625,766	\$ 4,567,212	\$ 4,567,212	\$ 4,567,212	\$ 4,567,212	\$ 4,567,212	\$ 4,567,212	\$ 47,135,970
Z) EST. TAXES <u>WITH</u> ABATEMENT (Y-Ds)	\$ 2,119,655	\$ 2,213,341	\$ 2,131,366	\$ 2,345,088	\$ 2,712,514	\$ 3,025,778	\$ 3,382,957	\$ 3,696,221	\$ 4,009,485	\$ 4,210,033	\$ 29,846,438

<sup>(1)</sup> Projections of estimated taxes without abatement exclude the current real property taxes paid on existing buildings, as the buildings would be demolished as part of the project.



I hereby certify, under penalties of perjury, that the information and representations made in this application and the attached supporting documents are true and accurate statements.

Kimberly W. Bark  
Signature of Applicant KIMBERLY W BARK  
ASSISTANT TREASURER

Commonwealth of Pennsylvania )

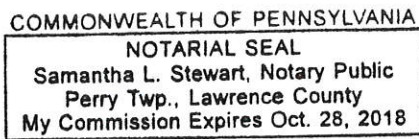
SS:

Approved  
Legal Department

County of Allegheny )

pgl.

Subscribed and sworn to before me this 26<sup>th</sup> day of September, 2017.



Samantha Stewart  
Signature of Notary

County of Residence:

Lawrence

Samantha Stewart  
Notary Public's Name (typed or printed)

My Commission Expires:

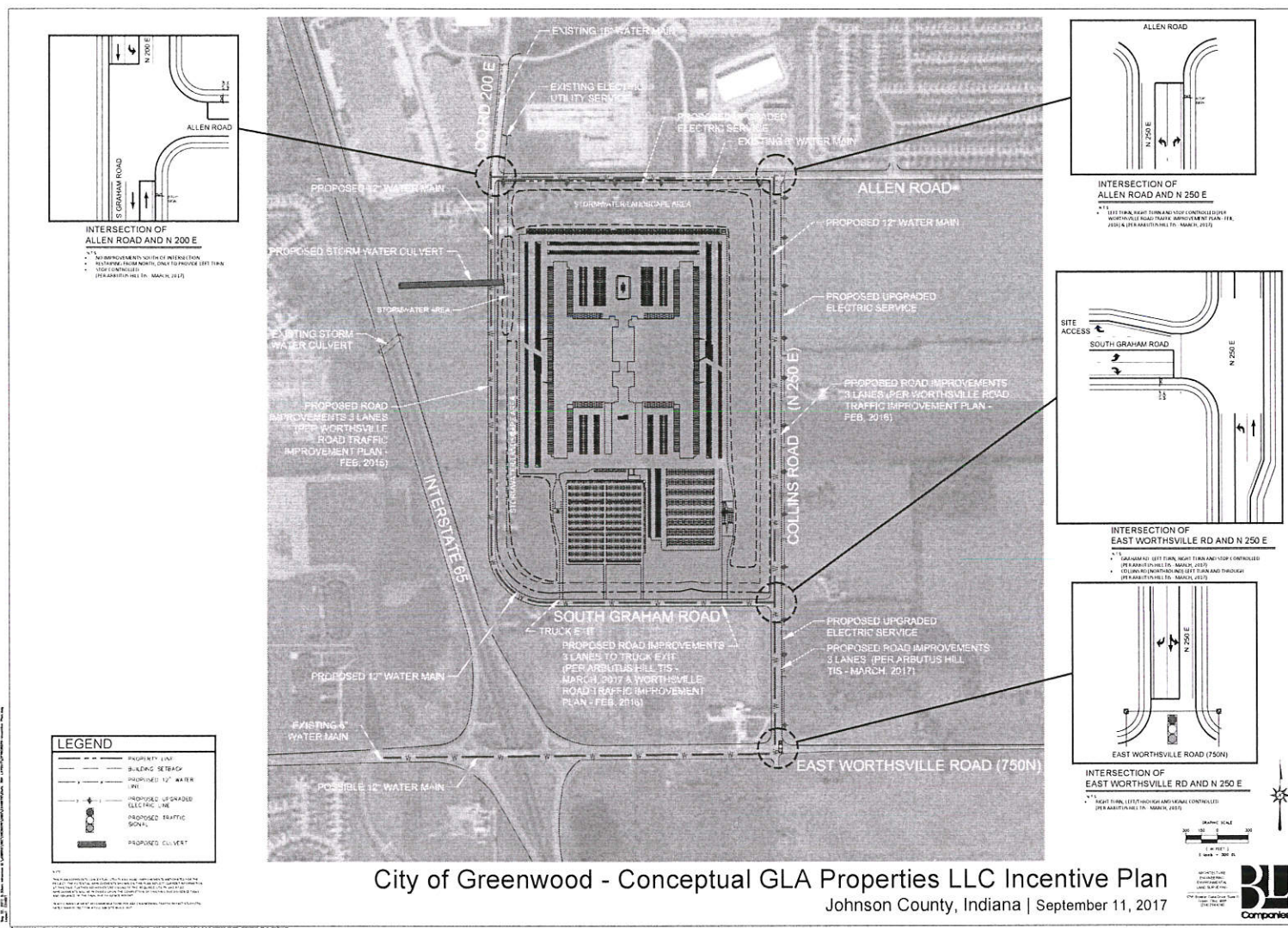
October 28, 2018

# Exhibit A - Res. 17-32

## ATTACHMENT A FXG Indy HUB Parcel Data

No.	Parcel #	Acres	Land Value	Bldg Value	Total Value	Current RE Taxes on Land	Current RE Taxes on Bldg.	Current RE Taxes Total
1	41-05-11-021-003.002-052	37.754	\$159,200	\$375,600	\$534,800	\$2,375	\$5,602	\$7,977
2	41-05-02-034-019.000-052	52.000	\$139,000	\$100,100	\$239,100	\$2,780	\$2,002	\$4,782
3	41-05-02-031-028.002-030	0.577	\$1,500	\$0	\$1,500	\$30	\$0	\$30
4	41-05-02-024-028.000-060	10.175	\$23,000	\$0	\$23,000	\$446	\$0	\$446
5	41-05-02-024-027.000-060	5.825	\$59,400	\$133,900	\$193,300	\$824	\$1,858	\$2,682
6	41-05-02-024-028.001-030	13.423	\$30,700	\$0	\$30,700	\$614	\$0	\$614
7	41-05-02-023-026.000-060	0.851	\$26,900	\$93,100	\$120,000	\$225	\$779	\$1,004
8	41-05-02-023-025.000-060	0.851	\$26,900	\$90,200	\$117,100	\$271	\$909	\$1,180
9	41-05-02-023-024.000-060	0.851	\$26,900	\$105,200	\$132,100	\$189	\$740	\$929
10	41-05-02-023-023.000-060	0.851	\$26,900	\$113,000	\$139,900	\$272	\$1,144	\$1,417
11	41-05-02-023-022.000-060	0.851	\$26,900	\$113,600	\$140,500	\$271	\$1,143	\$1,414
12	41-05-02-023-021.000-060	0.851	\$26,900	\$107,300	\$134,200	\$271	\$1,080	\$1,351
13	41-05-02-023-020.000-060	0.851	\$26,900	\$116,200	\$143,100	\$271	\$1,169	\$1,440
14	41-05-02-023-008.000-060	1.000	\$28,000	\$98,600	\$126,600	\$324	\$1,140	\$1,464
15	41-05-02-023-007.000-060	0.330	\$4,300	\$0	\$4,300	\$118	\$0	\$118
16	41-05-02-023-006.000-060	1.000	\$28,000	\$98,700	\$126,700	\$350	\$1,233	\$1,583
17	41-05-02-023-005.000-060	1.000	\$28,000	\$52,400	\$80,400	\$226	\$423	\$648
18	41-05-02-023-009.000-060	0.320	\$16,200	\$63,800	\$80,000	\$325	\$1,279	\$1,604
19	41-05-02-023-010.001-060	0.140	\$1,800	\$0	\$1,800	\$50	\$0	\$50
20	41-05-02-023-010.000-060	0.510	\$114,000	\$33,600	\$147,600	\$3,141	\$926	\$4,067
21	41-05-02-032-011.000-060	3.140	\$55,800	\$86,400	\$142,200	\$1,216	\$1,884	\$3,100
22	41-05-02-032-012.000-060	13.280	\$56,000	\$187,300	\$243,300	\$626	\$2,095	\$2,722
23	41-05-02-032-013.003-060	10.182	\$25,500	\$0	\$25,500	\$510	\$0	\$510
24	41-05-02-032-013.001-060	0.847	\$26,800	\$129,700	\$156,500	\$268	\$1,297	\$1,565
25	41-05-02-032-013.002-060	0.606	\$24,100	\$146,500	\$170,600	\$482	\$2,930	\$3,412
26	41-05-02-032-013.005-060	0.144	\$1,900	\$0	\$1,900	\$52	\$0	\$52
27	41-05-02-032-013.000-060	0.620	\$24,500	\$84,700	\$109,200	\$491	\$1,697	\$2,188
28	41-05-02-032-014.000-060	5.000	\$80,000	\$107,700	\$187,700	\$1,405	\$1,891	\$3,295
29	41-05-02-033-015.000-060	34.620	\$73,300	\$0	\$73,300	\$1,466	\$0	\$1,466
30	41-05-02-033-016.001-060	0.700	\$25,900	\$97,700	\$123,600	\$263	\$991	\$1,254
31	41-05-02-033-017.000-061	0.968	\$27,700	\$151,600	\$179,300	\$277	\$1,516	\$1,793
32	41-05-02-033-018.000-060	0.694	\$26,000	\$176,200	\$202,200	\$268	\$1,817	\$2,085
33	41-05-02-033-018.001-060	1.008	\$28,100	\$150,300	\$178,400	\$334	\$1,787	\$2,121
34	41-05-11-022-005.001-060	2.000	\$30,100	\$159,400	\$189,500	\$350	\$1,855	\$2,206
35	41-05-11-022-005.000-060	32.989	\$99,700	\$34,700	\$134,400	\$1,994	\$694	\$2,688
Total		236.809	\$1,426,800	\$3,207,500	\$4,634,300	\$23,375	\$41,881	\$65,256

Note: The total acres identified in this list may vary slightly from the ALTA map due to reconfiguration/consolidation of the new site.










**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

20 17 PAY 20 18

FORM SB-1 / Real Property

**PRIVACY NOTICE**

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

**INSTRUCTIONS:**

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer <b>FedEx Ground Package System, Inc.</b>					
Address of taxpayer (number and street, city, state, and ZIP code) <b>1000 FedEx Drive, Moon Township, PA 15108</b>					
Name of contact person <b>Debbie Dillinger, Executive Advisor - FedEx Services</b>		Telephone number <b>( 412 ) 859-5089</b>		E-mail address <b>debbie.dillinger@fedex.com</b>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body <b>City of Greenwood</b>				Resolution number	
Location of property <b>S. Graham Road</b>		County <b>Johnson</b>		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>FedEx Ground will construct a new 608,000 SF distribution center facility on approximately 250 acres at the northeast corner of I-65 and E. Worthsville Road in Greenwood, IN. The project will create 455 total permanent jobs (80 full-time and 375 part-time) within 4 years of facility completion.</b>				Estimated start date (month, day, year) <b>01/01/2018</b>	
				Estimated completion date (month, day, year) <b>06/30/2020</b>	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number <b>0.00</b>	Salaries <b>\$0.00</b>	Number retained <b>0.00</b>	Salaries <b>\$0.00</b>	Number additional <b>455.00</b>	Salaries <b>\$9,638,720.00</b>
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
		<b>REAL ESTATE IMPROVEMENTS</b>			
		<b>COST</b>		<b>ASSESSED VALUE</b>	
Current values					
Plus estimated values of proposed project		110,000,000.00			
Less values of any property being replaced					
Net estimated values upon completion of project		110,000,000.00			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) <b>0.00</b>			Estimated hazardous waste converted (pounds) <b>0.00</b>		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) <b>9/26/17</b>	
Printed name of authorized representative <b>KIMBERLY W BARR</b>			Title <b>ASSISTANT TREASURER</b> Approved		



# Exhibit A - Res. 17-32

## FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years\* (*see below*). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
  2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.
- D. Other limitations or conditions (*specify*) \_\_\_\_\_
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (\* *see below*)  
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  
☐ Yes ☐ No  
 If yes, attach a copy of the abatement schedule to this form.  
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved ( <i>signature and title of authorized member of designating body</i> )	Telephone number ( )	Date signed ( <i>month, day, year</i> )
Printed name of authorized member of designating body	Name of designating body	
Attested by ( <i>signature and title of attester</i> )	Printed name of attester	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

### IC 6-1.1-12.1-17

#### Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
  - (2) The number of new full-time equivalent jobs created.
  - (3) The average wage of the new employees compared to the state minimum wage.
  - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.




**STATEMENT OF BENEFITS  
PERSONAL PROPERTY**

State Form 51764 (R4 / 11-15)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

**PRIVACY NOTICE**

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

**INSTRUCTIONS**

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1 TAXPAYER INFORMATION											
Name of taxpayer <b>FedEx Ground Package System, Inc.</b>					Name of contact person <b>Debbie Dillinger, Executive Advisor - FedEx Services</b>						
Address of taxpayer (number and street, city, state, and ZIP code) <b>1000 FedEx Drive, Moon Township, PA 15108</b>							Telephone number <b>( 412 ) 859-5089</b>				
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT											
Name of designating body <b>City of Greenwood</b>							Resolution number (s)				
Location of property <b>S. Graham Road</b>				County <b>Johnson</b>		DLGF taxing district number					
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. <i>(Use additional sheets if necessary.)</i>  <b>FedEx Ground will purchase and install logistical distribution equipment at the project site that includes material handling and related equipment necessary to operate the new distribution facility. The project will create 455 total permanent jobs (80 full-time and 375 part-time) within 4 years of facility completion.</b>					ESTIMATED						
							START DATE		COMPLETION DATE		
					Manufacturing Equipment						
					R & D Equipment						
					Logist Dist Equipment		04/15/2019		06/30/2020		
IT Equipment											
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT											
Current number <b>0</b>		Salaries <b>0</b>		Number retained <b>0</b>		Salaries <b>0</b>		Number additional <b>455</b>		Salaries <b>\$9,638,720</b>	
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT											
<b>NOTE:</b> Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.			MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT		
			COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
Current values							0				
Plus estimated values of proposed project							100,000,000				
Less values of any property being replaced							0				
Net estimated values upon completion of project							100,000,000				
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER											
Estimated solid waste converted (pounds) <b>0</b>					Estimated hazardous waste converted (pounds) <b>0</b>						
Other benefits:											
SECTION 6 TAXPAYER CERTIFICATION											
I hereby certify that the representations in this statement are true.											
Signature of authorized representative <i>Kimberly W. Barr</i>							Date signed (month, day, year) <b>9/26/17</b>				
Printed name of authorized representative <b>KIMBERLY W. BARR</b>					Title <b>ASSISTANT TREASURER</b>						
Approved <b>Legal Department</b>											



**FOR USE OF THE DESIGNATING BODY**

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
- |  |  |  |
|--|--|--|
| 1. Installation of new manufacturing equipment;            | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18                       |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No | <i>Check box if an enhanced abatement was approved for one or more of these types.</i> |
| 3. Installation of new logistical distribution equipment.  | <input type="checkbox"/> Yes <input type="checkbox"/> No |  |
| 4. Installation of new information technology equipment;   | <input type="checkbox"/> Yes <input type="checkbox"/> No |  |
- C. The amount of deduction applicable to new manufacturing equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. *(One or both lines may be filled out to establish a limit, if desired.)*
- D. The amount of deduction applicable to new research and development equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. *(One or both lines may be filled out to establish a limit, if desired.)*
- E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. *(One or both lines may be filled out to establish a limit, if desired.)*
- F. The amount of deduction applicable to new information technology equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. *(One or both lines may be filled out to establish a limit, if desired.)*
- G. Other limitations or conditions (specify) \_\_\_\_\_
- H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:
- |                                 |                                 |                                 |                                 |                                  |  |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|--|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5  | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18             |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 | Number of years approved: _____  |
|                                 |                                 |                                 |                                 |                                  | <i>(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)</i> |
- I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No  
If yes, attach a copy of the abatement schedule to this form.  
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: (signature and title of authorized member of designating body)	Telephone number ( )	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attester)	Printed name of attester	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

**IC 6-1.1-12.1-17****Abatement schedules**

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

**GREENWOOD REDEVELOPMENT COMMISSION**

**RESOLUTION NO. 2017-16**

**A RESOLUTION APPROVING AN APPLICATION FOR PROPERTY TAX  
DEDUCTIONS FOR CERTAIN REAL AND PERSONAL PROPERTY LOCATED  
WITHIN THE WORTHSVILLE ROAD ECONOMIC DEVELOPMENT AREA (Fedex  
Ground Package System, Inc.)**

WHEREAS, the City of Greenwood, Indiana, recognizes the need to stimulate growth and maintain a sound economy within its corporate limits;

WHEREAS, the City of Greenwood Redevelopment Commission ("Commission") further recognizes that it is in the best interest of the City of Greenwood to provide incentives to stimulate investment within the community;

WHEREAS, Ind. Code § 6-1.1-12.1 *et. seq.* provides for a program of real and personal property tax abatement within "economic revitalization areas" ("ERA");

WHEREAS, the Commission designated an area within the City's corporate boundaries as an Economic Development Area ("EDA") as defined in Ind. Code § 36-7-14 and designated portions of the EDA as allocation areas as defined in Ind. Code § 36-7-14-39;

WHEREAS, Fedex Ground Package System, Inc. ("Fedex") intends to invest approximately \$110,000,000 in the EDA in real property improvements and intends to invest \$100,000,000 in personal property improvements, a complete legal description of the subject real property is included in Composite Exhibit A, attached hereto and incorporated herein ("Real Estate");

WHEREAS, Fedex's real property improvements will create additional assessed value, additional employment positions, and additional payroll in the City; and

WHEREAS, Fedex filed its Statement of Benefits Real Estate Improvements (SB-1 / Real and Personal Property) with the City of Greenwood and submitted its Application for Property Tax Abatement, which are attached hereto as part of composite Exhibit A, and dated September 26, 2017;


NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF GREENWOOD, THAT:

Section 1. The Commission has reviewed the application for Real and Personal Property Tax Abatement submitted by Fedex, including the Statement of Benefits for Real Estate Improvements and the Statement of Benefits for Personal Property Improvements and other information brought to its attention, and hereby approves the Application. A copy of the Application is hereby attached as Exhibit A and is incorporated herein.

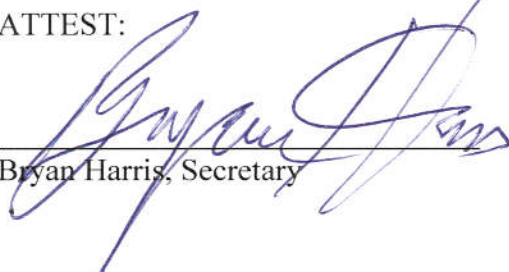
Section 2. This Resolution shall be effective as of its date of adoption.

Adopted on the 10<sup>th</sup> day of October, 2017, by a vote of 4 ayes, 0 nays.

GREENWOOD REDEVELOPMENT COMMISSION

  
Brent Tilson, President

ATTEST:

  
Bryan Harris, Secretary

**CITY OF GREENWOOD**

**TAX ABATEMENT**

**APPLICATION**



### **TAX ABATEMENT APPLICATION CHECKLIST**

Please include all of the following documents together at the time of submittal:

- Completed Tax Abatement Application Form
- Completed and Signed Statement of Benefits Form (SB-1 Form)
- Legal Description and Map Depicting Location of Property
- Site Plan and Elevation Renderings of Real Property Improvements
- Copy of Recent Company Annual Report or Equivalent
- Financial Worksheets 1 and 2
- Summary of Tax and Abatement Projections

### **OVERVIEW OF ABATEMENT PROCESS**

There are two different review processes for applications requesting tax abatement within the City of Greenwood. The location of the subject property determines which process is applicable.

If the subject property is located within a designated Economic Development Area (EDA) the applicant must obtain approval from both the Redevelopment Commission and the Common Council.

If the subject property is not within an EDA the applicant must obtain approval only from the Common Council.

Additionally, if a property is not located within a previously created Economic Revitalization Area (ERA), an additional step will be required for a confirmatory resolution and public hearing.

## **TAX ABATEMENT PROCESS OUTLINE FOR PROPERTIES WITHIN AN EDA**

### **\*Redevelopment Commission and Common Council Approval Required**

.....

1. Obtain proper application package from City Legal Department.
2. Submit original and three (3) copies of completed application packet to City Legal Department at least fifteen (15) days prior to regular monthly meeting of Redevelopment Commission (RDC).
3. The Legal Department will promptly distribute completed applications to RDC Commissioners, Common Council members, Mayor, Clerk, and appropriate staff. A cover letter listing the complete meeting schedule will accompany the application packet.
4. Applicant shall make its presentation to the RDC on the scheduled meeting date. RDC will make a written recommendation by Resolution on the application to the Common Council. The RDC's recommendation is non-binding on the Common Council.
5. Application will be introduced to Common Council as part of a Declaratory Resolution as per attached schedule. Presentations are welcomed at this meeting.
7. First reading by Common Council on the Declaratory Resolution and first vote by the Common Council. If the application receives a negative vote on the first reading the application shall be deemed denied. If positive, the application shall be scheduled for second reading.
8. Second reading by the Common Council on the Declaratory Resolution. If negative, the application shall be deemed denied. If positive, the application for abatement shall be deemed preliminarily approved. Notice of public hearing shall be published.
9. Public hearing shall be held by Common Council on a Confirmatory Resolution. After conclusion of the public hearing the Common Council may act to confirm their approval. If negative, the confirmatory resolution is defeated and the application is denied. If, positive, the confirmatory resolution is adopted and the application approved. Please note: If the property is within an existing ERA (this is different from an EDA) this step is not required.

\*\*The Common Council may, by a 2/3 vote, suspend the rules through one meeting.

\*\*The Common Council may, by unanimous vote, suspend the rules through two meetings.

## **TAX ABATEMENT PROCESS OUTLINE FOR PROPERTIES OUTSIDE AN EDA**

### **\*Only Common Council Approval Required**

.....

1. Obtain proper application package from City Legal Department.
2. Submit original and three (3) copies of completed application packet to City Legal Department at least fifteen (15) days prior to regular biweekly meeting of the Common Council.
3. The Legal Department will promptly distribute completed applications to Common Council members, Mayor, Clerk, and appropriate staff. A cover letter listing the complete meeting schedule will accompany the application packet.
4. Application will be introduced to Common Council as part of a Declaratory Resolution as per attached schedule. Presentations are welcomed at this meeting.
5. First reading by Common Council on the Declaratory Resolution and first vote by the Common Council. If the application receives a negative vote on the first reading the application shall be deemed denied. If positive, the application shall be scheduled for second reading.
6. Second reading by the Common Council on the Declaratory Resolution. If negative, the application shall be deemed denied. If positive, the application for abatement shall be deemed preliminarily approved. Notice of public hearing shall be published.
7. Public hearing shall be held by Common Council on a Confirmatory Resolution. After conclusion of the public hearing the Common Council may act to confirm their approval. If negative, the confirmatory resolution is defeated and the application is denied. If, positive, the confirmatory resolution is adopted and the application approved. Please note: If the property is within an existing ERA (this is different from an EDA) this step is not required.

\*\*The Common Council may, by a 2/3 vote, suspend the rules through one meeting.

\*\*The Common Council may, by unanimous vote, suspend the rules through two meetings.

**APPLICATION FOR PROPERTY TAX ABATEMENT  
CITY OF GREENWOOD**

**Organization/Entity Requesting Abatement**

Name: FedEx Ground Package System, Inc.

Address: 1000 FedEx Drive

City: Moon Township State: PA Zip: 15108

Primary Contact: Debbie Dillinger Title: Executive Advisor - FedEx Services

Phone: 412-859-5089 Email: debbie.dillinger@fedex.com

**Property Owner (if different)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Contact: \_\_\_\_\_ Title: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Description of Project**

Project Location/Address: S. Graham Road, Greenwood, IN

Parcel Number: Please see attached parcel list (Attachment A) and map.

Brief Description of Project: FedEx Ground Package System, Inc. (FXG) proposes

to build and own a new 608,000 SF distribution center on approximately 237 acres at the NE corner

of I-65 and E. Worthsville Road. FXG would create approximately 455 total jobs (80 full-time and

375 part-time) within 4 years of project completion as a result of the proposed project.



Current Zoning of Property: I-1

Current Assessed Value of Property:

Land: \$1,426,800

Building: \$3,207,500

Inventory: \$0

Equipment: \$0

Brief Company History: The company was founded in 1985 as RPS, then rebranded to FedEx Ground (FXG) in 2000. FXG, which is headquartered in Pittsburgh, PA, provides cost-effective, small-package shipping throughout North America, including dependable business-to-business delivery and convenient residential service. FXG's workforce of more than 95,000 team members handles more than 7.5 million packages on average each day. FXG operates 36 ground hubs, 31 FedEx SmartPost distribution centers and over 500 pickup/delivery stations in North America.

### **Project Details**

Requested Abatement: 1) Real Property    2) Personal Property    3) Both  
4) Vacant Building

Length of Abatement Requested: 10 years

Abatement Schedule Requested: 1) Standard    2) Custom (please attach)

Type of Facility: Distribution Center

Facility Size (Sq. Ft.): Approx. 608,000    Site Size (acres): Approx. 237

Will Real Estate be Leased or Purchased: Purchased

Anticipated Closing Date: January 2018

Projected Construction Start Date: Spring/Summer 2018

Projected Operations Start Date: June 2020

Project will be: (a) new company (c) relocation in Indiana  
(b) new expansion (d) relocation from out of state

Will project be developed in stages: (a) yes (b) no

If yes, explain: The proposed site plan includes the potential for a future expansion on the project site. However, the expansion is not included in this application and has not been approved by FXG. Any future expansion on the project site beyond what is contemplated by this application is contingent upon FXG's internal review and approval process, including the evaluation of alternative project sites.

What are the projected investments and jobs goals?

Real Estate: \$49,000,000 (developer's cost)  
Improvements: \$110,000,000 (developer's cost)  
Machinery/Equipment: \$100,000,000  
Jobs Retained: N/A  
Jobs Created: 455 (80 full-time and 375 part-time) within 4 years of project completion

If applicant is a corporation:

What is the State of incorporation: Delaware  
In what states is the corporation licensed to do business: All states.

Which approvals or permits will this project require?

(a) Zoning change (e) Variance  
(b) Annexation (f) Special exception  
(c) Plat approval (g) Building permit  
(d) Development plan (h) Other \_\_\_\_\_

Will additional public facilities/infrastructure be required? 1) YES 2) NO

If yes, please describe and state who is installing: \_\_\_\_\_

The required infrastructure improvements (road widening/surfacing, signalization, utilities - electric, water, sewer, and others) are outlined in the attached plan.

Provide names of any parent, subsidiary, and/or affiliated entities: FedEx Corporation, FedEx Express, FedEx Freight, FedEx Office, FedEx Custom Critical, FedEx Trade Networks, FedEx Cross Border, and FedEx Supply Chain.

Do you have legal counsel:

1) YES

2) NO

If yes:

Firm: Taft Stettinius & Hollister LLP

Contact: Erick Ponader, Partner

Address: One Indiana Square, Suite 3500, Indianapolis, IN 46204

Phone: 317-713-3500; Direct: 317-713-3473

Email: eponader@taftlaw.com

Explain why abatement is necessary for this project: The company is considering many projects across the country and there is significant internal competition for limited capital within the company (both FedEx Ground and FedEx Corporation). Accordingly, FedEx Ground evaluates projects based on projected return-on-investment. The abatement would help improve the proposed project's ROI by offsetting the large capital investment.

## Summary of Tax and Abatement Projections for Abatement

Duration of Abatement: 10 Years

### I. Current Conditions:

A. Current Annual Real Estate Taxes:	\$ 652,560
B. Current Annual Personal Property Taxes:	\$ -
C. Combined Total:	\$ 652,560
D. Projected Combined Total:	\$ 652,560

### II. Projected Conditions Without Abatement:

A. Projected Annual Real Estate Taxes:	\$ 36,889,020
B. Projected Annual Personal Property Taxes:	\$ 10,246,950
C. Combined Total:	\$ 47,135,970
D. Projected Combined Total:	\$ 47,135,970

### III. Projected Conditions With Abatement:

A. Projected Real Estate Taxes:	\$ 25,730,091
B. Projected Abatement:	\$ 11,158,929
C. Projected Personal Property Taxes:	\$ 4,116,346
D. Projected Abatement:	\$ 6,130,604

### Projected Total

E. Total Amount Abated:	\$ 17,289,532
F. Total Taxes to be Paid:	\$ 29,846,438

Note: Attached Worksheets

**CONFIDENTIAL, Property of FedEx**

**WORKSHEET NO. 1**

(Note: If the requested abatement is for other than the standard 10 year schedule, the Worksheet should be modified accordingly.)

ESTIMATED TAX ABATEMENT IMPACT - 10 Years  
 Project Name: FedEx Ground HUB  
 Location: S. Graham Rd., Greenwood, IN 46143  
 Current Date: September 20, 2017

**CURRENT**

R.E. Tax Rate \$ 2.9277

Land: 236.8 Acres  
\$ 1,426,800 Assessed Value  
\$ 23,375 Assessed Taxes Paid

Bldg(s): varies Square Feet  
\$ 3,207,500 Assessed Value  
\$ 41,881 Assessed Taxes Paid

**PROPOSED**

R.E. Tax Rate \$ 2.9277

Land: 236.8 Acres  
\$ 49,000,000 Est. Assessed Value  
\$ 1,434,573 Est. Annual Taxes

Bldg(s): 608,000 Square Feet  
\$ 77,000,000 Est. Assessed Value  
\$ 2,254,329 Est. Annual Taxes

Mfg. Equipmt. Investment: \$ 100,000,000  
 Non Mfg. Equipmt. Investment: \$ -

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
<b>BUILDINGS</b>											
Abatement Rate:	80%	80%	80%	70%	55%	45%	35%	25%	15%	10%	
Amount Abated:	\$ 1,803,463	\$ 1,803,463	\$ 1,803,463	\$ 1,578,030	\$ 1,239,881	\$ 1,014,448	\$ 789,015	\$ 563,582	\$ 338,149	\$ 225,433	\$ 11,158,929
Taxes Dues:	\$ 450,866	\$ 450,866	\$ 450,866	\$ 676,299	\$ 1,014,448	\$ 1,239,881	\$ 1,465,314	\$ 1,690,747	\$ 1,916,180	\$ 2,028,896	\$ 11,384,361
<b>Manufacturing Equipment</b>											
Abatement Rate:	80%	80%	80%	75%	70%	60%	45%	35%	25%	15%	
Amount Abated:	\$ 936,864	\$ 1,311,610	\$ 983,707	\$ 702,648	\$ 614,817	\$ 526,986	\$ 395,240	\$ 307,409	\$ 219,578	\$ 131,747	\$ 6,130,604
Taxes Dues:	\$ 234,216	\$ 327,902	\$ 245,927	\$ 234,216	\$ 263,493	\$ 351,324	\$ 483,071	\$ 570,902	\$ 658,733	\$ 746,564	\$ 4,116,346

**Taxes w/o Abatement**  
 Ten Year Total: \$ 47,135,970

**Taxes w/ Abatement**  
 Ten Year Total Paid: \$ 29,846,438  
 Ten Year Total Abatement: \$ 17,289,532

**Other Taxes**  
 Increased Taxes on Land  
 After Development: \$ 14,345,730  
 Taxes on New Non Manufacturing  
 Equipment: \$ -  
 Taxes on Inventory: \$ -  
**Ten Year Total Other Taxes:** \$ 14,345,730

**CONFIDENTIAL, Property of FedEx**

**WORKSHEET NO. 2**

(Note: If the requested abatement is for other than the standard 10 year schedule, the Worksheet should be modified accordingly.)

**ESTIMATED TAX ABATEMENT IMPACT - 10 Years**

Project Name: FedEx Ground HUB  
 Location: S. Graham Rd., Greenwood, IN 46143  
 Current Date: September 20, 2017

**CURRENT**  
 R.E. Tax Rate \$ 2.9277  
 Land: 236.8 Acres  
     \$ 1,426,800 Assessed Value  
     \$ 23,375 Assessed Taxes Paid  
 Bldg(s): varies Square Feet  
     \$ 3,207,500 Assessed Value  
     \$ 41,881 Assessed Taxes Paid

**PROPOSED**  
 R.E. Tax Rate \$ 2.9277  
 Land: 236.8 Acres  
     \$ 49,000,000 Est. Assessed Value  
     \$ 1,434,573 Est. Annual Taxes  
 Bldg(s): 608,000 Square Feet  
     \$ 77,000,000 Est. Assessed Value  
     \$ 2,254,329 Est. Annual Taxes  
 Mfg. Equipt. Investment: \$ 100,000,000  
 Non Mfg. Equipt. Investment: \$ -

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
A) Current Land Taxes Paid	\$ 23,375	\$ 23,375	\$ 23,375	\$ 23,375	\$ 23,375	\$ 23,375	\$ 23,375	\$ 23,375	\$ 23,375	\$ 23,375	\$ 233,750
B) Current Building Taxes Paid	\$ 41,881	\$ 41,881	\$ 41,881	\$ 41,881	\$ 41,881	\$ 41,881	\$ 41,881	\$ 41,881	\$ 41,881	\$ 41,881	\$ 418,810
Assessed Value Proposed buildings	\$ 77,000,000	\$ 77,000,000	\$ 77,000,000	\$ 77,000,000	\$ 77,000,000	\$ 77,000,000	\$ 77,000,000	\$ 77,000,000	\$ 77,000,000	\$ 77,000,000	
C) Est. Taxes on Proposed Buildings	\$ 2,254,329	\$ 2,254,329	\$ 2,254,329	\$ 2,254,329	\$ 2,254,329	\$ 2,254,329	\$ 2,254,329	\$ 2,254,329	\$ 2,254,329	\$ 2,254,329	\$ 22,543,290
Abatement Percentage by Year	80%	80%	80%	70%	55%	45%	35%	25%	15%	10%	
D) Taxes Abated	\$ 1,803,463	\$ 1,803,463	\$ 1,803,463	\$ 1,578,030	\$ 1,239,881	\$ 1,014,448	\$ 789,015	\$ 563,582	\$ 338,149	\$ 225,433	\$ 11,158,929
Assessed Value Personal Property	\$ 40,000,000	\$ 56,000,000	\$ 42,000,000	\$ 32,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	
C) Est. Taxes on Mfg. Equipt.	\$ 1,171,080	\$ 1,639,512	\$ 1,229,634	\$ 936,864	\$ 878,310	\$ 878,310	\$ 878,310	\$ 878,310	\$ 878,310	\$ 878,310	\$ 10,246,950
Abatement Percentage by Year	80%	80%	80%	75%	70%	60%	45%	35%	25%	15%	
D) Taxes Abated	\$ 936,864	\$ 1,311,610	\$ 983,707	\$ 702,648	\$ 614,817	\$ 526,986	\$ 395,240	\$ 307,409	\$ 219,578	\$ 131,747	\$ 6,130,604
E) Est. Property Taxes on Developed Land	\$ 1,434,573	\$ 1,434,573	\$ 1,434,573	\$ 1,434,573	\$ 1,434,573	\$ 1,434,573	\$ 1,434,573	\$ 1,434,573	\$ 1,434,573	\$ 1,434,573	\$ 14,345,730
E) Est. Taxes on New Non Mfg. Equipt.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
E) Est. Taxes on Inventory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
F) Taxes on Existing Personal Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
X) CURRENT TAXES (A+B+F)	\$ 65,256	\$ 65,256	\$ 65,256	\$ 65,256	\$ 65,256	\$ 65,256	\$ 65,256	\$ 65,256	\$ 65,256	\$ 65,256	\$ 652,560
Y) EST. TAXES <u>WITHOUT</u> ABATEMENT (B+C+E+X+F) <sup>(1)</sup>	\$ 4,859,982	\$ 5,328,414	\$ 4,918,536	\$ 4,625,766	\$ 4,567,212	\$ 4,567,212	\$ 4,567,212	\$ 4,567,212	\$ 4,567,212	\$ 4,567,212	\$ 47,135,970
Z) EST. TAXES <u>WITH</u> ABATEMENT (Y-Ds)	\$ 2,119,655	\$ 2,213,341	\$ 2,131,366	\$ 2,345,088	\$ 2,712,514	\$ 3,025,778	\$ 3,382,957	\$ 3,696,221	\$ 4,009,485	\$ 4,210,033	\$ 29,846,438

<sup>(1)</sup> Projections of estimated taxes without abatement exclude the current real property taxes paid on existing buildings, as the buildings would be demolished as part of the project.



I hereby certify, under penalties of perjury, that the information and representations made in this application and the attached supporting documents are true and accurate statements.

Kimberly W Bark  
Signature of Applicant KIMBERLY W BARK  
ASSISTANT TREASURER

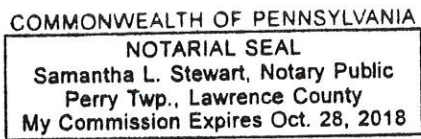
Commonwealth of Pennsylvania )  
County of Allegheny )

SS:

Approved  
Legal Department

pgl.

Subscribed and sworn to before me this 26<sup>th</sup> day of September, 2017.



Samantha Stewart  
Signature of Notary

County of Residence:

Lawrence

Samantha Stewart  
Notary Public's Name (typed or printed)

My Commission Expires:

October 28, 2018



**ATTACHMENT A**  
**FXG Indy HUB Parcel Data**

No.	Parcel #	Acres	Land Value	Bldg Value	Total Value	Current RE Taxes on Land	Current RE Taxes on Bldg.	Current RE Taxes Total
1	41-05-11-021-003.002-052	37.754	\$159,200	\$375,600	\$534,800	\$2,375	\$5,602	\$7,977
2	41-05-02-034-019.000-052	52.000	\$139,000	\$100,100	\$239,100	\$2,780	\$2,002	\$4,782
3	41-05-02-031-028.002-030	0.577	\$1,500	\$0	\$1,500	\$30	\$0	\$30
4	41-05-02-024-028.000-060	10.175	\$23,000	\$0	\$23,000	\$446	\$0	\$446
5	41-05-02-024-027.000-060	5.825	\$59,400	\$133,900	\$193,300	\$824	\$1,858	\$2,682
6	41-05-02-024-028.001-030	13.423	\$30,700	\$0	\$30,700	\$614	\$0	\$614
7	41-05-02-023-026.000-060	0.851	\$26,900	\$93,100	\$120,000	\$225	\$779	\$1,004
8	41-05-02-023-025.000-060	0.851	\$26,900	\$90,200	\$117,100	\$271	\$909	\$1,180
9	41-05-02-023-024.000-060	0.851	\$26,900	\$105,200	\$132,100	\$189	\$740	\$929
10	41-05-02-023-023.000-060	0.851	\$26,900	\$113,000	\$139,900	\$272	\$1,144	\$1,417
11	41-05-02-023-022.000-060	0.851	\$26,900	\$113,600	\$140,500	\$271	\$1,143	\$1,414
12	41-05-02-023-021.000-060	0.851	\$26,900	\$107,300	\$134,200	\$271	\$1,080	\$1,351
13	41-05-02-023-020.000-060	0.851	\$26,900	\$116,200	\$143,100	\$271	\$1,169	\$1,440
14	41-05-02-023-008.000-060	1.000	\$28,000	\$98,600	\$126,600	\$324	\$1,140	\$1,464
15	41-05-02-023-007.000-060	0.330	\$4,300	\$0	\$4,300	\$118	\$0	\$118
16	41-05-02-023-006.000-060	1.000	\$28,000	\$98,700	\$126,700	\$350	\$1,233	\$1,583
17	41-05-02-023-005.000-060	1.000	\$28,000	\$52,400	\$80,400	\$226	\$423	\$648
18	41-05-02-023-009.000-060	0.320	\$16,200	\$63,800	\$80,000	\$325	\$1,279	\$1,604
19	41-05-02-023-010.001-060	0.140	\$1,800	\$0	\$1,800	\$50	\$0	\$50
20	41-05-02-023-010.000-060	0.510	\$114,000	\$33,600	\$147,600	\$3,141	\$926	\$4,067
21	41-05-02-032-011.000-060	3.140	\$55,800	\$86,400	\$142,200	\$1,216	\$1,884	\$3,100
22	41-05-02-032-012.000-060	13.280	\$56,000	\$187,300	\$243,300	\$626	\$2,095	\$2,722
23	41-05-02-032-013.003-060	10.182	\$25,500	\$0	\$25,500	\$510	\$0	\$510
24	41-05-02-032-013.001-060	0.847	\$26,800	\$129,700	\$156,500	\$268	\$1,297	\$1,565
25	41-05-02-032-013.002-060	0.606	\$24,100	\$146,500	\$170,600	\$482	\$2,930	\$3,412
26	41-05-02-032-013.005-060	0.144	\$1,900	\$0	\$1,900	\$52	\$0	\$52
27	41-05-02-032-013.000-060	0.620	\$24,500	\$84,700	\$109,200	\$491	\$1,697	\$2,188
28	41-05-02-032-014.000-060	5.000	\$80,000	\$107,700	\$187,700	\$1,405	\$1,891	\$3,295
29	41-05-02-033-015.000-060	34.620	\$73,300	\$0	\$73,300	\$1,466	\$0	\$1,466
30	41-05-02-033-016.001-060	0.700	\$25,900	\$97,700	\$123,600	\$263	\$991	\$1,254
31	41-05-02-033-017.000-061	0.968	\$27,700	\$151,600	\$179,300	\$277	\$1,516	\$1,793
32	41-05-02-033-018.000-060	0.694	\$26,000	\$176,200	\$202,200	\$268	\$1,817	\$2,085
33	41-05-02-033-018.001-060	1.008	\$28,100	\$150,300	\$178,400	\$334	\$1,787	\$2,121
34	41-05-11-022-005.001-060	2.000	\$30,100	\$159,400	\$189,500	\$350	\$1,855	\$2,206
35	41-05-11-022-005.000-060	32.989	\$99,700	\$34,700	\$134,400	\$1,994	\$694	\$2,688
<b>Total</b>		<b>236.809</b>	<b>\$1,426,800</b>	<b>\$3,207,500</b>	<b>\$4,634,300</b>	<b>\$23,375</b>	<b>\$41,881</b>	<b>\$65,256</b>

Note: The total acres identified in this list may vary slightly from the ALTA map due to reconfiguration/consolidation of the new site.











# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

20 17 PAY 20 18

FORM SB-1 / Real Property

## PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

### INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer <b>FedEx Ground Package System, Inc.</b>					
Address of taxpayer (number and street, city, state, and ZIP code) <b>1000 FedEx Drive, Moon Township, PA 15108</b>					
Name of contact person <b>Debbie Dillinger, Executive Advisor - FedEx Services</b>		Telephone number <b>( 412 ) 859-5089</b>		E-mail address <b>debbie.dillinger@fedex.com</b>	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body <b>City of Greenwood</b>		Resolution number			
Location of property <b>S. Graham Road</b>		County <b>Johnson</b>		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>FedEx Ground will construct a new 608,000 SF distribution center facility on approximately 250 acres at the northeast corner of I-65 and E. Worthsville Road in Greenwood, IN. The project will create 455 total permanent jobs (80 full-time and 375 part-time) within 4 years of facility completion.</b>				Estimated start date (month, day, year) <b>01/01/2018</b>	
				Estimated completion date (month, day, year) <b>06/30/2020</b>	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number <b>0.00</b>	Salaries <b>\$0.00</b>	Number retained <b>0.00</b>	Salaries <b>\$0.00</b>	Number additional <b>455.00</b>	Salaries <b>\$9,638,720.00</b>
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values					
Plus estimated values of proposed project		110,000,000.00			
Less values of any property being replaced					
Net estimated values upon completion of project		110,000,000.00			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) <b>0.00</b>		Estimated hazardous waste converted (pounds) <b>0.00</b>			
Other benefits					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <b>Kimberly W. Barr</b>				Date signed (month, day, year) <b>9/26/17</b>	
Printed name of authorized representative <b>KIMBERLY W. BARR</b>				Title <b>ASSISTANT TREASURER</b> Approved	

*[Signature]*



**FOR USE OF THE DESIGNATING BODY**

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years\* (*see below*). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
  2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.
- D. Other limitations or conditions (*specify*) \_\_\_\_\_
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (\* *see below*)  
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  
☐ Yes ☐ No  
 If yes, attach a copy of the abatement schedule to this form.  
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved ( <i>signature and title of authorized member of designating body</i> )	Telephone number (      )	Date signed ( <i>month, day, year</i> )
Printed name of authorized member of designating body	Name of designating body	
Attested by ( <i>signature and title of attester</i> )	Printed name of attester	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

**IC 6-1.1-12.1-17**

**Abatement schedules**

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
  - (2) The number of new full-time equivalent jobs created.
  - (3) The average wage of the new employees compared to the state minimum wage.
  - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.





# STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R4 / 11-15)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

## PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

## INSTRUCTIONS

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer <b>FedEx Ground Package System, Inc.</b>		Name of contact person <b>Debbie Dillinger, Executive Advisor - FedEx Services</b>						
Address of taxpayer (number and street, city, state, and ZIP code) <b>1000 FedEx Drive, Moon Township, PA 15108</b>		Telephone number <b>( 412 ) 859-5089</b>						
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body <b>City of Greenwood</b>		Resolution number (s)						
Location of property <b>S. Graham Road</b>		County <b>Johnson</b>						
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) <b>FedEx Ground will purchase and install logistical distribution equipment at the project site that includes material handling and related equipment necessary to operate the new distribution facility. The project will create 455 total permanent jobs (80 full-time and 375 part-time) within 4 years of facility completion.</b>		ESTIMATED START DATE      COMPLETION DATE						
		Manufacturing Equipment						
		R & D Equipment						
		Logist Dist Equipment      04/15/2019      06/30/2020						
		IT Equipment						
SECTION 3								
ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT								
Current number <b>0</b>	Salaries <b>0</b>	Number retained <b>0</b>	Salaries <b>0</b>					
		Number additional <b>455</b>	Salaries <b>\$9,638,720</b>					
SECTION 4								
ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT								
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values					0			
Plus estimated values of proposed project					100,000,000			
Less values of any property being replaced					0			
Net estimated values upon completion of project					100,000,000			
SECTION 5								
WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
Estimated solid waste converted (pounds) <b>0</b>		Estimated hazardous waste converted (pounds) <b>0</b>						
Other benefits:								
SECTION 6								
TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of authorized representative <b>Kimberly W. Barr</b>		Date signed (month, day, year) <b>9/26/17</b>						
Printed name of authorized representative <b>KIMBERLY W. BARR</b>		Title <b>ASSISTANT TREASURER</b>						
		Approved <b>[Signature]</b>						



# FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

B. The type of deduction that is allowed in the designated area is limited to:

- |  |  |   |
|--|--|---|
| 1. Installation of new manufacturing equipment;            | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18<br>Check box if an enhanced abatement was approved for one or more of these types. |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 3. Installation of new logistical distribution equipment.  | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 4. Installation of new information technology equipment;   | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. (One or both lines may be filled out to establish a limit, if desired.)

D. The amount of deduction applicable to new research and development equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. (One or both lines may be filled out to establish a limit, if desired.)

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. (One or both lines may be filled out to establish a limit, if desired.)

F. The amount of deduction applicable to new information technology equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. (One or both lines may be filled out to establish a limit, if desired.)

G. Other limitations or conditions (specify) \_\_\_\_\_

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

- |                                 |                                 |                                 |                                 |                                  |  |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|--|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5  | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18<br>Number of years approved: _____<br>(Enter one to twenty (1-20) years; may not exceed twenty (20) years.) |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 |  |

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No  
If yes, attach a copy of the abatement schedule to this form.  
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: (signature and title of authorized member of designating body)	Telephone number ( )	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attester)	Printed name of attester	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

## IC 6-1.1-12.1-17

### Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.